



**Connells**

Emet Lane  
Emersons Green Bristol





### Property Description

Located in the highly sought-after area of Emersons Green, this delightful two-bedroom terraced property offers a perfect blend of modern living and convenient access to local amenities. Emersons Green is a vibrant community with a range of shops, restaurants, and excellent schools, making it a popular choice for families and professionals alike.

The property is ideally situated for commuters, with easy access to the A4174 ring road, providing links to the M32, M4, and M5 motorways—ensuring you are well connected whether you're heading into Bristol or further afield.

### Ground Floor

Upon entering, you'll find a spacious lounge with under-stairs storage, offering plenty of room for relaxation. The kitchen diner at the rear is perfect for entertaining, featuring French doors that lead out to the private rear garden, ideal for al fresco dining and outdoor enjoyment.

### First Floor

Upstairs, the property boasts two well-proportioned bedrooms and a family bathroom, providing comfortable living space for a couple or small family.

### Additional Benefits

The property also comes with its own garage in a separate block, with a driveway in front, offering valuable off-road parking and additional storage.

This charming home, with its excellent location and great features, is a must-see for anyone looking to settle in Emersons Green. Don't miss out on this fantastic opportunity!

## Entrance Hall

Door to lounge and stairs rising to first floor.

## Lounge

14' 7" x 13' max ( 4.45m x 3.96m max )

Double glazed window to front aspect, coved ceiling, fireplace set upon a hearth with mantle over, TV point, under stairs storage, wood effect flooring and a radiator.

## Kitchen/Diner

12' 9" x 9' 2" max ( 3.89m x 2.79m max )

Timber and glazed doors in from lounge, double glazed UPVC French doors and double-glazed window to rear aspect, a range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, low level electric oven, gas hob with extractor over, space for a free standing fridge freezer, space and plumbing for a washing machine, space for a slimline dishwasher, tiled flooring and a radiator.

## Bedroom One

12' 5" max x 11' 6" max to wardrobe ( 3.78m max x 3.51m max to wardrobe )

Double glazed window to front aspect, built in wardrobe, carpeted flooring and a radiator.

## Bedroom Two

11' 2" x 7' 9" ( 3.40m x 2.36m )

Double glazed window to rear aspect, carpeted flooring and a radiator.

## Family Bathroom

8' 9" x 4' 8" ( 2.67m x 1.42m )

Double glazed obscured window to rear aspect. panelled bath with shower over, pedestal wash hand basin with mixer tap, WC, part tiled, vinyl floor and a radiator.

## Outside

Front approach:

Front garden enclosed by fence and railings, bedding plants, pathway to front and a rain canopy,

Rear Garden:

Fully enclosed by way of boundary fencing, mainly laid to astro turf with a patio areas and mature trees.

## Garage/Driveway

8' 5" max x 18' 1" max ( 2.57m max x 5.51m max )

Garage situated in separate block with up and over door. Driveway providing off street parking.

(Garage measurements only above)

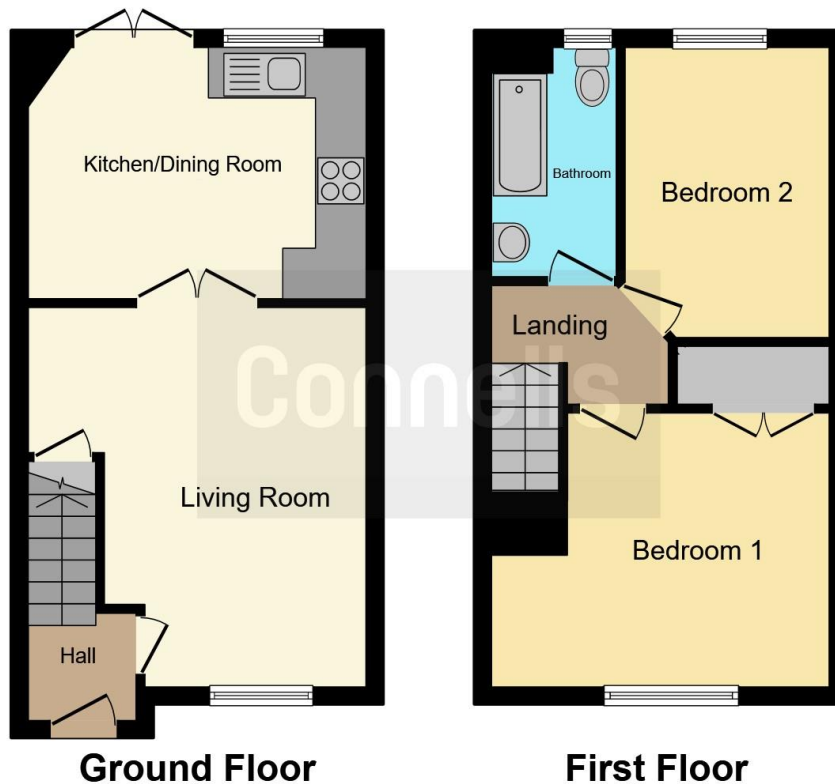












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0117 956 9555**  
**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
 BRISTOL BS16 7AE

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/EME306419](http://connells.co.uk/Property/EME306419)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EME306419 - 0003